

089.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

628,800 /

628,800

USE VALUE:

628,800 /

628,800

ASSESSED:

628,800 /

628,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
149		BRATTLE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BYRD MATTHEW & MARY KATHERINE	
Owner 2:	
Owner 3:	

Street 1: 149 BRATTLE ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: NEPAL KUMUD -
Owner 2: LOHANI PRAGYA -

Street 1: 149 BRATTLE ST
Twn/City: ARLINGTON

St/Prov: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,395 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Wood Shingle Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4395		Sq. Ft.	Site		0	70.	1.19	5			Ledge	-5					366,980						367,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4395.000	261,800		367,000	628,800		56673
							GIS Ref
							GIS Ref
							Insp Date
							11/27/18

PREVIOUS ASSESSMENT									Parcel ID	089.0-0004-0006.0	!7245!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	261,800	0	4,395.	367,000	628,800	628,800	Year End Roll	12/18/2019		
2019	101	FV	212,600	0	4,395.	372,200	584,800	584,800	Year End Roll	1/3/2019		
2018	101	FV	151,900	0	4,395.	277,900	429,800	429,800	Year End Roll	12/20/2017		
2017	101	FV	151,900	0	4,395.	251,600	403,500	403,500	Year End Roll	1/3/2017		
2016	101	FV	151,900	0	4,395.	241,200	393,100	393,100	Year End	1/4/2016		
2015	101	FV	142,200	0	4,395.	204,500	346,700	346,700	Year End Roll	12/11/2014		
2014	101	FV	142,200	0	4,395.	194,000	336,200	336,200	Year End Roll	12/16/2013		
2013	101	FV	142,200	0	4,395.	184,500	326,700	326,700		12/13/2012		

SALES INFORMATION									TAX DISTRICT	PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif		Notes	
NEPAL KUMUD,	74331-201		3/23/2020		745,000	No	No				
STIRLING SCOTT	70887-284		4/18/2018		690,000	No	No				
MORSE THOMAS P	65661-415		7/1/2015		486,000	No	No				
MORSE WILLIAM A	50101-259		9/14/2007	Family		1	No	No		Dorothy Veronica Morse d.o.d.8/17/1997 bk 656	
	9470-153		1/1/1901	Family		No	No	N			

BUILDING PERMITS													ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment					Date	Result	By	Name		
3/8/2017	245	Add Bath	15,000	O				add 1/2 bath in bs					5/26/2020	SQ Returned	JO	Jenny O		
7/24/2015	1005	Renovate	41,000		7/24/2015			Renovate entire ba					11/27/2018	MEAS&NOTICE	CC	Chris C		
													12/8/2008	Meas/Inspect	336	PATRIOT		
													11/9/2000	Hearing Chag	153	PATRIOT		
													4/4/2000	Inspected	264	PATRIOT		
													1/24/2000	Measured	163	PATRIOT		
													8/5/1993		RV			
													Sign:	VERIFICATION OF VISIT NOT DATA				/ / /



EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH											
Type: 5	- Cape		Full Bath: 1	Rating: Very Good	OF=SINK IN BMT, LOC=HOSPITAL.						24									
Sty Ht: 1H	- 1 & 1/2 Sty		A Bath: 1	Rating:							15									
(Liv) Units: 1	Total: 1		3/4 Bath: 1	Rating:																
Foundation: 1	- Concrete		A 3QBth: 1	Rating:																
Frame: 1	- Wood		1/2 Bath: 1	Rating: Very Good																
Prime Wall: 1	- Wood Shingle		A HBth: 1	Rating:																
Sec Wall: 1	%		OthrFix: 1	Rating: Fair																
Roof Struct: 1	- Gable		OTHER FEATURES																	
Roof Cover: 1	- Asphalt Shgl		Kits: 1	Rating: Very Good																
Color: BROWN			A Kits: 1	Rating:																
View / Desir:			Fpl: 1	Rating: Average																
GENERAL INFORMATION			WSFlue: 1	Rating:																
Grade: C	- Average		CONDOS INFORMATION																	
Year Blt: 1959	Eff Yr Blt:		Location:																	
Alt LUC:	Alt %:		Total Units:																	
Jurisdct:	Fact: .		Floor:																	
Const Mod:			% Own:																	
Lump Sum Adj:			Name:																	
INTERIOR INFORMATION			DEPRECIATION			REMODELING			RES BREAKDOWN											
Avg Ht/FL: STD			Phys Cond: GV - Good-VG	10. %		No Unit	RMS	BRS	FL											
Prim Int Wall: 1	- Drywall		Functional:		%	1	7	3												
Sec Int Wall: 1	%		Economic: L - Location	5.0 %																
Partition: E	- Typical		Special:		%															
Prim Floors: 3	- Hardwood		Override:		%															
Sec Floors: 4	- Carpet		Total: 15.26 %																	
Bsmnt Flr: 12	- Concrete		CALC SUMMARY			COMPARABLE SALES														
Subfloor:			Basic \$ / SQ: 105.00			Rate	Parcel ID	Typ	Date	Sale Price										
Bsmnt Gar: 1			Size Adj: 1.35000002																	
Electric: 3	- Typical		Const Adj: 1.09607863																	
Insulation: 2	- Typical		Adj \$ / SQ: 155.369																	
Int vs Ext: S			Other Features: 93800																	
Heat Fuel: 1	- Oil		Grade Factor: 1.00																	
Heat Type: 3	- Forced H/W		NBHD Inf: 1.00000000																	
# Heat Sys: 1			NBHD Mod:																	
% Heated: 100			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO		Adj Total: 308933																	
% Com Wall:	% Sprinkled:		Depreciation: 47143																	
			Depreciated Total: 261790																	
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:													
SPEC FEATURES/YARD ITEMS			PARCEL ID 089.0-0004-0006.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc		
More: N	Total Yard Items:				Total Special Features:						Total:									